

\$183,500 - 31, 1410 43 Street S, Lethbridge

MLS® #A2118147

\$183,500

2 Bedroom, 1.00 Bathroom, 1,312 sqft

Mobile on 13.69 Acres

Redwood, Lethbridge, Alberta

Must be seen to truly appreciate all this listing has to offer. This completely renovated mobile home boasts a modern, clean look with new 24ft x 12ft addition that provides just over 1,300 sq ft of living space. The combination of quality materials and excellent craftsmanship, plus the spacious new addition makes it look and feel like a house, not just a mobile. Finishing touches are in progress and the Mobile is ready for it's new owner immediately.

The layout features one large bedroom, a second bedroom/office, one bathroom/laundry combo, dream kitchen that flows into spacious dining area + brand new 24' x 12' open concept addition that was constructed with a peaked roof.

The interior of the original mobile was demolished, and the interior framing was replaced. Electrical wiring has been upgraded and all new plugs and switches installed. Electric baseboard heating has been installed in the new addition/living room and plumbing has been moved to the interior to prevent freezing. The entire inside is drywalled and trimmed off with new casing and baseboards. Entire inside is freshly painted and all ceilings are textured. Vinyl planking has been laid down on new subflooring. All new LED pot lights/fixtures in and out. A large shower area with a low profile shower base ideal for those with mobility issues. New kitchen cabinets and



a breakfast nook, with acacia live edge counter tops. New top of the line stainless steel kitchen appliance package. Youâ€™ll love the new garden doors that lead to your back deck with 5 ft high pressure treated fence for extra privacy. All new windows, new 35 year shingles and new roof vents. Allura cement siding trimmed off with Smart Trim, soffit, fascia, and eavestrough/downspouts Two brand new 12 x 12 decks framed with pressure treated wood and finished with maintenance free composite decking.

This mobile is located in Parkview Estates which is a FANTASTIC location close to amazing restaurants, shopping, golf courses, and Henderson Lake! Give your realtor a call and come see ALL it has to offer!

Built in 1976

Essential Information

MLS® #	A2118147
Price	\$183,500
Sold Price	\$187,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,312
Acres	13.69
Year Built	1976
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Sold

Community Information

Address	31, 1410 43 Street S
Subdivision	Redwood
City	Lethbridge

County	Lethbridge
Province	Alberta
Postal Code	T1K 3S5

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air

Exterior

Roof	Asphalt Shingle
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Additional Information

Date Listed	April 4th, 2024
Date Sold	April 17th, 2024
Days on Market	13
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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